

## **ACCESS INFORMATION FOR GUESTS AT WHITE LODGE FARM COTTAGES WHO HAVE IMPAIRED MOBILITY**

### **The Barn**

Whilst the restrictions imposed by the planning authority often limit flexibility when converting an old farm building (for example limiting the creation of new openings or alterations to the width of existing ones) we have sought, within those constraints, to enhance the accessibility of the Barn to guests with impaired mobility.

Rather than seek a rating for accessibility, we have chosen to give our guests this information to help them assess the suitability of our cottages for their own requirements. We trust that the information in this note will be useful in that respect, but we would be happy to address any questions not answered here.

Please note that a reference below to a door having a width limit (for example 780mm) means that a wheelchair or buggy of greater width would not pass through it, measurements having been taken with the door open to its fullest extent.

The principal points of access to the Barn are from the courtyard area into which those with mobility limitations are welcome to drive their vehicle (subject to it being able to pass through the opening in the courtyard, which is limited to taking vehicles up to 2,470mm wide and up to 2,170mm high).

Visitors can alight from their vehicle onto a set down area of level concrete which leads via a gentle (approximately 1 in 14) concrete slope to the level areas in front of the external door to the utility room (approximately 1,250mm by 1,200mm) and the external door to the entrance hall (approximately 1,350mm by 1200mm).

The external door to the utility room has a threshold of negligible height (less than 20mm) and a minimum width when open of 830mm. There is a doorway from the utility room to the kitchen area with a width limit of 785mm. The cooker (which is fuelled by bottled gas) is free standing, with the hob in line with the worksurfaces, which are 900mm from the floor. The fridge freezer is free standing with the fridge compartment on top. The washing machine and tumble dryer are on the floor.

The kitchen area leads to a dining area and a living area (with log burner). The dining table offers a clearance above the floor of 630mm for a width of 1,860mm. This spacious room has double doors (width limit 1,630mm) with a sill 65mm high leading onto a large patio area without a further change in level.

Bedroom 4 (a double) and the large shower room are accessed from a hall off the living room via a doorway with a width limit of 800mm. The door into bedroom 4 has a width limit of 790mm, as does the door into the large shower room, which has a wheel-in shower area enclosed by a curtain, a hand basin 790mm above the floor, and a loo the top of the seat of which is 430mm off the floor. The hall previously mentioned in this paragraph leads to the entrance hall referred to above via a doorway with a width limit of 795mm. The door from the entrance hall to the aforementioned entry slope and landing has a sill of minimal height and a maximum opening of 830mm.

Bedrooms 1 (a twin), 2 (a double), and 3 (a twin) are accessed from a further hall off the living room via a doorway with a width limit of 790mm. The doorway to bedroom 1 has a width limit of 820mm, to bedroom 2 of 790mm and to bedroom 3 of 710mm. This hall also gives access to a bathroom which has a doorway with a width limit of 785mm. This bathroom has a bath (with shower over) the top of which is 600mm off the floor, a loo (430mm) and a hand basin (795mm). The en suite bathroom to bedroom 2 has a doorway with a width limit of 790mm, a bath (with shower over) the top of which is 620mm off the floor, a loo (430mm) and a hand basin (770mm).

A further double bedroom with an en suite and another double bedroom and bathroom are at first floor level.

There are no internal changes of level on the ground of the Barn, which has underfloor heating throughout (heating at first floor level is via radiators). All floors are tiled.

At the time of preparing this note, with the exception of the non-en suite room on the first floor (which has a double bed 4'6" x 6'3"), all double bedrooms have king-size beds (5' x 6'6") and all twin rooms have single beds which are 3' x 6'3", mattress tops are 620mm above the floor and none of the beds has foot boards (so you can dangle your legs over the end if you're tall!). If these are critical dimensions for your party please check that it is expected that the same beds and mattresses will be in use at the time of your visit.